



SCOTT COUNTY
BOARD OF ADJUSTMENT
MEETING MINUTES

Scott County Government Center
County Board Room 226
200 Fourth Ave West
Shakopee, Minnesota

Monday, April 14, 2025
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Huber opened the meeting at 6:30 PM with the following members present: Ammar Husain, Jay Picha, Kent Robbins, Ray Huber, Tom Vonhof, Donna Hentges and Lee Watson.

County Staff Present: Brad Davis - Planning Manager; Marty Schmitz - Zoning Administrator; Greg Wagner - Principal Planner, Nathan Hall - Associate Planner; Rachel Nosbush - Deputy Clerk to the Board.

II. APPROVAL OF MARCH 10, 2025 BOARD OF ADJUSTMENT MINUTES

Chair Huber called for a motion to approve the minutes. Motion by Commissioner Robbins; second by Commissioner Vonhof to approve the minutes of March 10, 2025, Commissioner Husain and Commissioner Picha abstaining.

III. PUBLIC HEARING

3.1 PUBLIC HEARING 6:30 PM: AXEL ERLANDSEN VARIANCE (PL#2025-009)

- A. Request for a Variance from the required 40 acre lot size in the A-1 zoning district to lots approximately 13.9, 9.2, and 8.5 acres in size.

Location: Section 4
Township: Blakeley
Current Zoning: A-1 Agricultural Preservation District

Marty Schmitz presented the staff report for this application. Board of Adjustment packets, staff reports, video recording and approved minutes are available for download at the Scott County Website link: [April 14, 2025 Board of Adjustment](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions:

Commissioner Robbins questioned why the applicant is unable to remodel the homestead.

Mr. Schmitz responded the County would not be able to issue a building permit to remodel the original homestead because there is already a single-family home on the lot so, therefore, the remodeled homestead would create a situation where there are two single-family homes on one lot. That is why the applicant is seeking the variance, to re-establish lot lines so that the remodeled homestead sits on its own lot.

Commissioner Watson asked if there will be additional buildings or if this would be only the home and not additional structures.

Mr. Schmitz confirmed this would be a stand-alone homestead.

Chair Huber opened the public hearing at 6:37 pm.

Public Comments and Questions at the Podium

No one approached the Podium.

Chair Huber called for a motion to close the public hearing.

Motion by Commissioner Robbins to close the public hearing; second by Commissioner Watson. The motion carried unanimously.

Motion by Commissioner Watson; second by Commissioner Robbins Based on the variance criteria listed in the Staff Report, I recommend approval of the requested variance from the required 40 acre lot size in the A-1 zoning district to lots approximately 13.9, 9.2, and 8.5 acres in size to undo a lot combination completed in 2016. Noting that the Blakeley Township Board recommended approval of the request.

Chair Huber called for a vote on the motion to continue the request as follows:

Commissioner Husain: Aye
Commissioner Picha: Aye
Commissioner Robbins: Aye
Commissioner Huber: Aye
Commissioner Vonhof: Aye
Commissioner Hentges: Aye
Commissioner Watson: Aye

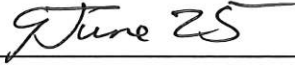
The motion passed unanimously with 7 Ayes.

IV. GENERAL & ADJOURN

Motion by Commissioner Vonhof; second by Commissioner Picha to adjourn the meeting at 6:38 PM. The motion carried unanimously.



Ray Huber
Chair, Board of Adjustment



Date



Rachel Nosbush
Deputy Clerk to the Board



Date